

District IV Advisory Board Minutes
March 2, 2015
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The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217; Vice Mayor Blubaugh, 10 District Advisory Board members; six City staff, and three members of the public were present.

Members Present

Hestel Sewell
Nick Hoheisel
Don McManamey
Rebecca Robertson
Nancy Wilhite
Matt Lashley
David Kapaun
Josh Shorter
Vice Mayor Jeff Blubaugh
John Whitmer
Benny Boman*

Alex Garcia (Youth Member)**

*Arrived after the agenda and minutes were approved

**Youth Members are not voting members

Staff Present

Case Bell, Community Liaison
Lt. Bowen, Wichita Fire
Officer McHenry, Wichita Police
Sgt. Yarberry, Wichita Police
Officer Robinson, Wichita Police
Bill Longnecker, Planning

Guests

Listed on last page

Members Absent

Michael Gomm

ORDER OF BUSINESS

At 6:30 p.m. **Vice Mayor Blubaugh** called the meeting to order. Minutes from the February 2, 2015 meeting were approved. Agenda for the current meeting was approved.

STAFF AGENDA

Lt. Bowen, Wichita Fire, reported that there were five fires for District IV in February. There are 16 new recruits starting in two weeks. Lt. Bowen also wanted to thank Dillon's for having a program to donate frozen pizzas to firemen.

Sgt. Yarberry, Wichita Police, reported on Patrol West. Patrol West is working on using crime trend policing in 17 Beat which encompasses the retail corridor on West Kellogg. They found that a lot of crimes were from a few criminals and the crimes in that area are now down. Captain White brought a group of four officers together and all they do in 17 Beat is address crime trends of property crimes. They were responsible for catching a criminal who had committed around 80 burglaries. Through the end of December there were 101 cases, 37 arrests, 53 misdemeanor charges, one seized vehicle, and \$159,000 in property recovered.

DAB? Were you able to find the owners of the stolen trailers? **A:** Some.

Officer McHenry, Wichita Police, reported that for District IV in February, there were 15 auto thefts, averaged between 50 and 60 for larcenies (three of which were trailers).

Officer Robinson, Wichita Police, reported that there were a lot of burglaries in Patrol South. They are using scat to work on drugs in the evening and another scat to work on property crimes during the day. For burglaries, they are working to get people charged with federal crimes when they cut the Freon lines to an air condenser and release Freon into the air as that is a EPA violation. In 299 Beat there was an increase in burglaries where someone will knock on the front door and go around back when there is no answer. He asked that the public please call 911 for any suspicious people in the neighborhood. Drug offenses have gone down as burglaries have gone down. They are also working on clubs with noise violations.

Vice Mayor Blubaugh? What about the rumors that the community policing division is being disbanded? **A:** They are not true, community policing is just trying to be wiser with its resources.

Public? What is the reason for being down officers? **A:** It's complex. The academy class is 23 weeks followed by 12 weeks of field training. There are problems finding qualified applicants due to criminal records and other background issues. A lot of people are retiring and it takes time to replace a single officer. The current classes are also smaller than the classes that they are replacing.

PUBLIC AGENDA

Scheduled Items

None

Off Agenda items

James Kilpatrick, 2101 W MacArthur, RD #719, asked and received the following questions and answers. James wanted to know what the plans were for the Century II building, to which **Vice Mayor Blubaugh** answered that the plans were not set in stone. James also asked questions regarding the RPS Mandate which was to receive a hearing the week following DAB. James also asked why the **Vice Mayor** voted to remove the illegal alien driving permit from the legislative agenda, to which **Vice Mayor Blubaugh** responded that he did felt that it was more of a Western Kansas issue and that it was not a City issue.

NEW BUSINESS

Scheduled Items

Bill Longnecker, Planning, presented on **ZON2015-02**, a request for MF-29 Multi-Family Residential zoning for the site generally located on the west side of South All Hallows Avenue, south of West Maple. The applicant is requesting MF-29 Multi-Family Residential (MF-29) zoning on vacant, platted lots that total approximately 0.50-acre. The site is currently zoned SF-5 Single-Family Residential (SF-5). The site consists of Lots 13, 15, 17, 19, 21 and 23; Block 3, College Green Addition, located south of West Maple on the west side of South All Hallows Avenue. The applicant proposes build multi-family residential. The purpose of the MF-29 Multi-Family Residential District is to accommodate high-density, Multi-Family residential development and complementary land uses.

DAB? What is the proposed occupancy? **A:** 29 units per acre is allowed, but parking must also be supplied.

Motion: That the request be approved.

Result: Motion passed 10-0.

Bill Longnecker, Planning, presented on, **ZON2015-05**, a request for LC Limited Commercial zoning at the site generally located south of Harry Street, south of Merton Street, on the east side of Meridian Avenue (1706 S. Meridian). The application area has 50 feet of frontage along Meridian, with 130-foot depth. The site is currently zoned MF-29 Multi-family Residential and county records describe the current use as warehouse distribution or storage facility. The applicant seeks a zone change to LC Limited Commercial. Property to the south was rezoned from MF-29 to LC in 2007, along with property to the north, which was also rezoned MF-29 to LC in 2007. This request would complete the block with LC zoning.

DAB? Is this change meant to supplement the warehousing to the north? **A:** That was rezoned in 2007.

Motion: That the request be approved.

Result: Motion passed 10-0.

Bill Longnecker, Planning, presented on, **CON2015-03**, a request for a Conditional Use to permit a nightclub in the City at the site generally located midway between West Street and I-235, on the southwest corner of Douglas Avenue and Anna Street (4801 W. Douglas). The applicant, Wichita Memorial Post #3115 Veterans of Foreign Wars (VFW), Inc., is requesting consideration for a Conditional Use for nightclub in the city, with restrictions, on the LC Limited Commercial zoned lot located on the southwest corner of Douglas Avenue and Anna Street. The applicants' liquor license is current and there is no restriction on the amount of liquor served and consumed on the site. The applicant proposes to provide a venue for special events, such as hosting welcome home parties, weddings, birthdays, karaoke and dances with or without live music and similar activities for the members of VFW Post #3115 and their guest. As of the DAB meeting there had been no protest.

Mr. Herrman with the VFW: They want the conditional use so that they can help soldiers celebrate coming and other important events. They are not planning on having any parking lot parties. The inside of the establishment has been redone.

Motion: That the request be approved, subject to the six listed conditions.

Result: Motion passed 10-0.

Bill Longnecker, Planning, presented on, **PUD2015-01**, a request for the establishment of Planned Unit Development 2015-00001 to permit uses allowed in the LI Limited Industrial district and residential uses. The applicant is seeking to rezone approximately 51 unplatted acres located at the southwest corner of West MacArthur Road and South Seneca Street from the SF-5 Single-Family Residential (SF-5) and Limited Commercial (LC) districts to the Planned Unit Development (PUD) #45 District. The majority of the property is undeveloped and has been for many years, as far as staff can determine. The northeastern corner of the site, approximately 7.6 acres, is zoned LC. A portion of the LC zoned land previously contained a convenience store or gas station. The convenience store/gas station has recently been demolished.

There were no questions or comments from the DAB or Public.

Motion: That the request be approved, subject to platting within one year and the development standards contained on the face of the approved PUD drawing, unless specifically modified by the recorded plat. The location of driveways, building setbacks, street right-of-way and the location of stormwater detention features may be modified by the plat and will not require adjustment or amendment of the PUD drawing.

Result: Motion passed 10-0.

BOARD AGENDA

Vice Mayor Blubaugh reminded everyone to vote in the upcoming primary election for local government.

Meeting was adjourned.

The next meeting for District Advisory Board IV will be held at 6:30 p.m., April 6, 2015, at Lionel Alford Library, 3447 S. Meridian.

Respectfully submitted,
Case Bell, Community Liaison – Districts III and IV

Guests

Will Cleveneur
James Kilpatrick
Russ Ewy